

**REGULAR MEETING MINUTES
PROVINCETOWN HOUSING AUTHORITY
WEDNESDAY, JANUARY 28, 2015**

A regular meeting of the Provincetown Housing Authority was called to order by D. Fabbri, Chair, on Wednesday, January 28, 2015 at 4:01pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT: D. Fabbri, Chair; K. Hatch, Vice Chair; N. Jacobsen, State Appointee; E. Anderson; J. Germack

ABSENT:

OTHERS PRESENT: Patrick J. Manning, Executive Director

1. EXECUTIVE SESSION:

E. Anderson motioned to enter into Executive Session under M.G.L. c. 30A. SS21(a) Clause 66 to consider the purchase, exchange lease or value of real property 951R Commercial Street, to re-convene into Open Session at 10:05; D. Fabbri-yea; K. Hatch-yea; N. Jacobsen-yea; E. Anderson-yea; J. Germack-yea

2. PUBLIC STATEMENTS:

None

3. COMMISSIONERS STATEMENTS:

N. Jacobsen informed Board she has finally been re-appointed by the Governor's Council as the State Appointee to the Provincetown Housing Authority. The appointment is till July 2016.

N. Jacobsen stated that there was a nice article in the Banner regarding Maushope expansion.

4. FRIEND of MAUSHOPE:

The 501 C3 was sent in. The FOM plan to have a table at the Year Rounders Festival.

5. FINICIAL REPORT:

E.D. presented the December 2014 financial report.

K. Hatch motioned to accept the November Financial Report, seconded by Nancy Jacobsen

VOTED: 5-0-0

6. APPROVAL of MINUTES:

K. Hatch motioned to approve the minutes of December 29, 2014 as amended, seconded by E. Anderson

VOTED: 5-0-0

7. EXECUTIVE DIRECTOR'S REPORT:

A. DHCD:

1.High Leverage Asset Preservation Program:

DHCD requiring that approved match funds be drawn down from the Provincetown Affordable Housing Trust Fund prior to draw downs from DHCD funds

B. Maushope

1. 3 Phase Electric:

Quote from second electrician who reviewed scope did not submit a quote.
Board request E.D obtain alternate electrician

2. Solar Energy Options:

ED updated Board regarding Cape ED meetings with Solar/Energy companies

3. Heat Alternatives in Case of Power Outage:

E.D. informed Board the current generator does not have the capacity/ability to handle additional load. A new larger generator or second smaller generator will be needed. For an alternate heat/air source.

4. Non-Smoking Building:

E.D. to schedule informational meeting. Tenant Association not willing to assist.

5. Maushope Sewer Hook-Up/Expansion:

Waiting for sewer update from BOS

6. Census:

24 of 24.

C. Family

1. Formula Funding – Kitchen/Baths: Award Contract:

Contractor awaiting schedule for delivery of materials

2. Storm Door Replacements:

E.D. informed the nBoard that 9the storm odoors for 2 family uunits would be ischeduled for replacement.

3. Census:

9 of 9.

D. Foley House

1. Door Entry System:

Electrician has not provide a quote. board request E.D. to obtain alternate electrician quote

2. Census:

10 of 10

8. OLD BUSINESS:

A. Community Housing Council Report:

K. Hatch reported the CHC is scheduling on-going meeting to explore Articles for the Town Warrant regarding several housing options. K. Hatch encourage PHA Board members to consider submitting an Article for Town Meeting from PHA .

B. Community Preservation Committee Report:

K. Hatch reported the CPC scheduling meeting to review CPC grant applications

9. NEW BUSINESS:

K. Hatch discussed with the Board developing a PHA website. E.D. informed the Board that the computeer upgrade funds from DHCD included developing a website. E.D. to explore the developement of a website.

10. APPROVAL of VOUCHERS:

N. Jacobsen motioned to approve vouchers as presented, seconded by E. Anderson

VOTED: 5-0-0

11. CLOSING STATEMENTS:

J. Germack inquired about a farwell for J. Turner. E.D. injformed the Board tthat the tenats would like to be included.

Board scheduled the next Board meeting for Wednesday, February 25 , 2015 at 4pm

D. Fabbri motion to adjourn at 5:54pm

Respectfully submitted,
Patrick J. Manning, Recording Secretary